

# **STATE PROPERTIES COMMITTEE**

## **SPECIAL MEETING**

**THURSDAY, SEPTEMBER 8, 2005**

The special meeting of the State Properties Committee was called to order at 11:00 A.M. by Chairman Jerome F. Williams. Other members present were Genevieve Allaire Johnson, Esquire, representing the Department of Attorney General and Mr. Robert Griffith, representing the Department of Administration. Also present were, Ms. Elaine Maguire and Mr. Juan Mariscal, from the Rhode Island Water Resources Board; Ms. Kathleen Crawley and Mr. Daniel Barisi, from the Providence Journal; and, Michael Mitchell, Esquire.

**ITEM A – DEPARTMENT OF ADMINISTRATION/DIVISION OF MOTOR VEHICLES – Requests final approval and signatures on Lease Agreement with Independence Park Property Group, L.L.C. for new Division of Motor Vehicles Headquarters space at 1776 Independence Parkway, Cranston.**

This item was deferred at the request of the Department.

**ITEM B – WATER RESOURCES BOARD – A request was made by the Rhode Island Water Resources Board for approval and signatures on Leases for the Big River residential properties.**

The State Properties Committee, at its meeting held on August 30, 2005, granted the Water Resources Board conceptual approval of the Leases, and the dollar amounts were approved. Documents were forwarded to the Office of the Attorney General for review. The Board is now ready to go forward with the Leases for the residential properties for a term which will commence on October 1, 2005. A

spreadsheet was given to the Committee members. The spreadsheet indicated some changes since the last meeting relating to the HUD figures. A discussion took place regarding maintenance and repairs to the properties. If a roof is recommended, the Board has agreed that a roof replacement would be done. If there is a well or septic system failure, the Board has in the past replaced those. The Board has also repaired heating systems. Painting and general maintenance of the property is the responsibility of the tenant. If catastrophic maintenance exceeds 25% of the replacement value of the property, at that time the Board would make a decision whether it would keep the property as rental property or take the property down.

The tenants are aware at the time of the signing of the lease that they have an obligation to do preventive maintenance types of work.

If the Big River Reservoir Project comes into effect, there is a sixty (60) day notice for termination.

If the original owners' rents are frozen and there is a relative (a son or daughter) who has expressed interest to move into their parents house based on relocation, or they have passed away, the Board's policy is that the person could occupy the property, but would have to fair market rent. The spreadsheet indicated the following.

Marilyn Albro 233 Nooseneck Hill Road, West Greenwich \$1,000.00\*

William & Tanya Albro 235 Nooseneck Hill Road, West Greenwich \$ 500.00

Arthur Anderson 1065 Harkney Hill Road, Coventry \$1,000.00\*

Burton Andrews 148 Congdon Mill Road, West Greenwich \$ 700.00

**HUD FIGURE \$246.60**

Roy Austin 18 Town Hall Road, West Greenwich \$ 700.00\*

Thomas Blanchette 145 Philips Road, Coventry \$ 625.00

Kenneth Brayman 420 Nooseneck Hill Road, West Greenwich \$ 500.00

Carol Brule 212 Nooseneck Hill Road, Coventry \$ 600.00

Lillian Carpenter 40 Hopkins Hill Road, West Greenwich \$ 600.00\*

James Cross 241 Nooseneck, Hill Road, West Greenwich \$ 650.00

Frank Deniger 53 Arrowhead Road, Coventry \$ 600.00 Michael Drake 350 Fish Hill Road, Coventry \$ 700.00

William Drew 14 Town Hall Road, West Greenwich \$ 600.00

Faye Edwards 26 Hoxie Road, West Greenwich \$ 800.00\*

Albert Goodwin 217 Nooseneck Hill Road, West Greenwich \$ 875.00\*

Shirley Hart 443 New London Turnpike, West Greenwich \$ 600.00\*

HUD FIGURE \$197.00

Rose Kelly-Hawkins 700 Nooseneck Hill Road, West Greenwich \$ 800.00\*

Rachael Knutton 39 Big River Road, West Greenwich \$ 500.00

Stephen Lachance 787 Harkney Hill Road, Coventry \$ 675.00

Frank Lemaire 32 Congdon Mill Road, West Greenwich \$ 700.00

HUD FIGURE \$826.00

Henry Lemoi 75A Division Road, West Greenwich \$ 500.00

Paul Lima 148 Division Road, West Greenwich \$ 525.00

**Steve Lonergan 74 Division Road, West Greenwich \$ 160.00**

**Ray Lovelace 10 Town Hall Road, West Greenwich \$ 650.00**

**HUD FIGURE \$281.00**

**Florence Lundh 104 Arrowhead Road, Coventry \$ 900.00\***

**Karen Macintosh 42 Burnt Sawmill Road, West Greenwich \$ 725.00**

**Robert Marques 631B Yard Pond Road, West Greenwich \$ 700.00**

**Matthew Mcentee 319 Hopkins Hill Road, West Greenwich \$ 650.00**

**Raymond Moffitt 296 Hopkins Hill Road, West Greenwich \$ 600.00**

**Carol Jarbeau 10A Kitts Corner Road, West Greenwich \$ 600.00**

**Ray Negley 301 Fish Hill Road, Coventry \$ 700.00**

**HUD FIGURE \$238.20**

**Arlene Oberg 16 Arrowhead Road, Coventry \$ 900.00\***

**Robert Read 80 Division Road, West Greenwich \$ 450.00**

**Pearl Rice 497 Harkney Hill Road, Coventry \$ 530.00\***

**Ann Richards 280 Fish Hill Road, Coventry \$ 575.00**

**Kendra Roy 85 Burnt Sawmill Road, West Greenwich \$ 700.00**

**Jeffrey Walsh 97 Arrowhead Road, Coventry \$ 700.00**

**Calvin Waterman 34 Hoxie Road, West Greenwich \$ 650.00**

**Robert Zulenger 379 Hopkins Hill Road, West Greenwich \$ 650.00**

**Those items with an (\*) indicate the original owners.**

**A motion was made by Ms. Allaire Johnson and seconded by Mr. Griffith to approve the request of the Rhode Island Water Resources Board for approval and signatures on Leases for the Big River residential properties.**

## **Passed Unanimously**

**The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-4 (a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.**

## **ITEM C - DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

### **Superior Court**

**C.A. No. 05-3316**

**Tidewater Realty, LLC vs. State of Rhode Island and Providence Plantations, State of Rhode Island Department of Environmental Management, Rhode Island State Properties Committee, City of Providence, and Providence Redevelopment Agency.**

**A Motion was made to go into Executive Session by Mr. Griffith and seconded by Mr. Allaire Johnson. A roll call vote was made. Mr. Griffith voted “Aye”, Ms. Allaire Johnson voted “Aye”, and the Chair voted “Aye”.**

**A Motion was made by Mr. Griffith and seconded by Ms. Allaire Johnson to close the Executive Session and return to the regular meeting. The Motion was approved unanimously.**

**The matter presented to the Committee was approved by all present.**

**There being no further business to come before the Committee, the meeting adjourned at 12:05 P.M.**

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**Anne L. Lanni, Executive Secretary**